



City of Huntington Beach Planning Department Newsletter

July 31, 2006

(714) 536-5271

MAJOR PROJECTS UPDATE

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/

WORK PROCEEDING ON PACIFIC CITY

Utilities are currently being installed at Pacific City and will continue through 2007. Following installation of utilities, construction of the underground parking garage and phase I of the residential will begin. This phase of construction is anticipated to take 18 months. Additionally, a revised plan for the hotel was approved by the Design Review Board. The new design calls for a 165-room, luxury boutique hotel, spa and health club with a 12,000 square foot restaurant. Tenants have not yet been announced.



Rendering of the Hotel at Pacific City

HOME DEPOT

The Planning Commission approved the Conditional Use Permit and Mitigated Negative Declaration for Home Depot at the July 11, 2006 meeting. The 10-day appeal period to the City Council passed with no appeals being filed. The 124,000 sq. ft project, consisting of a 99,000 sq. ft. store and 25,000 sq. ft. garden center, is located at the southwest corner of Garfield Avenue and Magnolia Street, and would replace the now vacant K-Mart building.

NEWLAND STREET RESIDENTIAL

The Planning Commission is scheduled to consider the Newland Street Residential Project at their August 8, 2006 meeting. The Commission will review the Zoning Map Amendment and Tentative Tract Map to the 204 multi-family residential unit subdivision, as well as the Environmental Impact Report for the project site. A public hearing before the City Council is tentatively scheduled for October 2006. A copy of the Final EIR is available on the Planning Department website at:

<http://www.surfcity-hb.org/citydepartments/planning/major/newlandresidentaleir.cfm>.

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Disclaimer: This information is accurate as of July 31, 2006. Project schedules and designs are subject to change and will be noted in future communications.

NEWLAND STREET WIDENING MND AVAILABLE

The Draft Mitigated Negative Declaration (MND) for the Newland Street widening project will be available for public review and comment for thirty (30) days commencing Thursday, July 20, 2006 and ending Friday, August 18, 2006. The proposed project widens Newland Street from the current 20 ft. - 40 ft. width to a 44 ft. - 48 ft. wide traveled way section with bike lanes, a sidewalk on the east side, and a striped center median. The proposed project includes widening of Newland Street from Pacific Coast Highway to Hamilton Avenue, widening of the reinforced concrete bridge at Huntington Channel, installation of storm drain improvements in Newland Street, and raising the profile of Newland Street to improve traffic visibility. The proposed widening will also address stopping sight distance deficiency by raising the road grade at the Huntington Channel and providing a left turn lane at the intersection of Newland and Edison Way. Copies of the MND are available at City Hall in the Planning Department and on the web at http://www.surfcity-hb.org/CityDepartments/planning/major/dmn_newland.cfm

PARKSIDE RESIDENTIAL (GRAHAM ST.) UPDATE

On Tuesday, August 8, 2006, the California Coastal Commission will be conducting a hearing in San Pedro to consider the City's Local Coastal Program Amendment for the Parkside Residential development. In 2002, the City Council approved an Environmental Impact Report, General Plan Amendment, Zoning Map Amendment, Local Coastal Program Amendment, Tentative Tract Map, Conditional Use Permit, and Coastal Development Permit for the development of approximately 50 acres on the west side of Graham St., south of Warner Ave. owned by Shea Homes. The City approved development included 170 single-family residential homes, an 8.2 acre public park, private open space, and many public infrastructure improvements. The Coastal Commission report is on their Agenda as item 8.c, which is available on-line at <http://www.coastal.ca.gov/mtgcurr.html>.

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